

Mont Vernon Library Building Committee Minutes

October 12, 2022

- I. The meeting was called to order at 7:05 p.m.

Name	Role	Present
Charlie York	Member	✓
Bill McKinney	Member	NA
Christine Hamilton	Member	NA
Cindy Raspiller	Advisor – Library Trustee	✓
John Quinlan	Advisor – Selectmen	✓
Anne Dodd	Advisor – Daland Trustee	✓
Jill Weber	Advisor – Daland Trustee	✓
Peter King	Guest – Daland Trustee	
Jane King	Guest – Library Trustee	
Spencer Lovette	Guest – Mont Vernon Library Charitable Foundation (MVLCF)	

- II. Public Comment

- Lovette is visiting on behalf of MVLCF. He is currently working on required exhibits for the \$655K National Endowment for the Humanities Infrastructure Challenge Grant awarded to the project in April. The current task involves environmental and cultural approvals for all site work. NEH has concluded that although the road and parking lot work are out of scope for the grant itself, they should be included in these reviews since they ultimately support the project. Lovette is concerned that he may not be aware of any modifications made since the schematic design work was shared with NEH during the application process. There were minor tweaks made in the last year to move the sidewalk to the west side of the road. There was discussion about whether to push back on the request, but the conclusion was that the information they require is

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readily available and there isn't any good reason not to supply it.
Quinlan will supply Lovette with the RFP documents detailing these changes.

III. Planning Board Follow-up Update – John Quinlan

- The Planning Board met on 10/11/2022. Quinlan presented the question DSK received from the Mont Vernon Building Inspector after his review of the design documents related to the potential applicability of the new 2022 Wetlands Ordinance adopted by the voters at the 2022 Town Meeting. The Planning Board did not respond to whether the existing permits “grandfather” the project under the ordinance that was in effect in 2019 when the applications were filed. Rather, they concluded that the ordinance is not applicable to a municipal project since Mont Vernon has no requirements that the town follow local ordinances. Quinlan confirmed that the decision will be reflected in the meeting minutes. Bill McKinney was also present at the Planning Board meeting.
- Quinlan also updated the group on the work that Meridian is doing to provide an engineering opinion on the site selection and sight lines on both Grand Hill Road and Weston Hill Road.

IV. Follow-up Discussion on DSK 10/05/2022 Review – All

- Raspiller commented that the meeting went well and there was a lot of valuable discussion about the design.
- Dodd commented that attending via Zoom worked well.
- York commented on DSK's thoroughness and responsiveness.
- One key discussion was about specifying that the low-voltage power necessary to run any needed remote operated shades be included in the construction documents but that the shades themselves be deferred until after construction. Ambient light models show that, based on the placement of the building on the site, the elevation of the windows and the overhangs above the clearstory windows, very few of the windows are likely to require shades to prevent glare. Running the power makes sense because

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it would be a very expensive retrofit but waiting to verify which windows may need remote shades will save thousands of dollars.

V. DSK/library Staff Meeting 10/11/22 – Bonnie Angulas

- Angulas gave an overview of the meeting that DSK held with the library staff on 10/11/2022 to review interior selections. DSK presented “high”, “low”, and “medium” options for finishes but focused on the low options given our budget constraints. She shared several visuals that were left behind during the meeting. These had been updated based on the feedback during last week’s meetings to show darker wood tones in the adult areas. Angulas was very pleased with the meeting. In addition to the visuals, DSK also brought samples of many of the materials under consideration. DSK has a new interiors person working on the project. She was very quiet in the prior meeting but led the Tuesday meeting in MV. Holding the meeting in MV allowed her to experience the current space and better understand some of the choices that have been made to maintain a connection to the feel of the existing building. She has come up to speed quickly, so the project hasn’t lost any momentum because of the change in personnel. Quinlan asked about the library staff response to the meeting. Angulas responded that the staff was very pleased with the opportunity to provide input and very impressed with how attentive DSK was and has been to their input. Angulas indicated that the design changes made to address roofline concerns and to reduce project cost have had the most impact on the Children’s Room, but progress was made in making the necessary selections. None of the decisions made to date are final.

VI. Review Erin Cusker’s 10/12/2022 email

- Develop overall timeline meshing DSK dates, RFP dates and Town Meeting related dates. **Action Raspiller/Quinlan – Circulate before next meeting**
- Develop a candidate list of CM firms we intend to send bids to. This will include those solicited last year. All participants to suggest additional candidate firms for review at the next meeting on 10/19. Dodd suggested that Angulas share the list of firms involved in

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recent NH library projects. **Action All – Due NLT next meeting via group email**

- We should plan to initiate contact with CMs once the list is finalized to give them a heads up on the timeline. This will follow next week's meeting.
- Develop draft RFP document - See last year's RFP as a potential basis. Angulas mentioned that DSK suggested reading it carefully to be sure the language is clear. Her concern arose from the fact that one firm did not bid the excavation portion of the work. **Action York/Hamilton/McKinney Review prior to next meeting - Potential Working Session prior to or at next week's meeting to finalize draft for DSK input.**
- Develop response format to simplify bid review. **Action York/Hamilton/McKinney – Share any samples prior to next meeting**
- Electric Radiant System for Children's Room – Raspiller explained that DSK has identified an electric radiant floor heating system for the Children's Room, based on concerns raised at last week's meeting. Because the system would be embedded in the concrete slab below the rubber flooring, it would be very difficult/expensive to repair/replace in the event that it eventually fails. This may be less of a concern if the radiant floor heating is only supplemental comfort heat rather than the primary heat source for the area. DSK is suggesting possibly bidding this system and an add-on option, so that the full cost is understood. Dodd agreed to review the suggested system prior to the next meeting. **Action Dodd – Review prior to next meeting.**
- Sprinkler System – Raspiller reminded the group that although a sprinkler system is clearly not required by code, the Fire Chief had asked the group to consider installing one. This does not impact the current design package as the sprinkler system design would not typically be done by the architect. Dodd noted that this work is usually done as a Design/Build project. If the group does decide to pursue a sprinkler system, it could be included as a separate RFP and potentially be addressed as a separate Warrant Article if the library project is successful to see if the residents are willing to

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support the additional cost required to install the system. The group also discussed the ongoing expense to maintain the system since there are numerous regulatory requirements related to properly maintaining sprinkler systems. Dodd mentioned that the fire pump would require a separate building with heat and electricity. No other building in town has a sprinkler system. Dodd reminded the group that the primary function of a sprinkler system is to assure life safety. She has no concerns about life safety in the new library given the large number of exits. Dodd suggested calling the insurance company to understand the difference in insurance rate with and without a sprinkler system. Dodd noted there was similar discussion about adding sprinklers to the Mont Vernon Village School when one of the additions was put on. In that case it was presented to the voters as a separate Warrant Article. The Article failed. A final decision will be made at the next meeting. **Action Quinlan - Call Primex to request cost info – Due next meeting**

- Memo from Inspector and Fire Chief - The group reviewed the draft DSK response at the close of the meeting to develop comments. **See attached.**

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VII. Other Items

- The group discussed how to better understand the financial impact of the project and agreed that it is important to find someone who understands the bonding process and how to properly calculate the tax impacts. Bill McKinney may be able to fulfill this role.

VIII. Approve Minutes - 09/28/2022

- Deferred to 10/19/2022 – No quorum of voting members

IX. Future Meeting Schedule

- DSK Review – October 26th 3-5 pm
- Local Meetings – 10/19/2022 at the library 7-9 pm

X. Agenda Items for Next Meeting

- Sprinkler system decision

XI. Meeting Adjourned @ 8:06

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To: Mont Vernon Building Inspector and Fire Chief

Re: Comments to design team/ building committee related to proposed library design

From: Erin Cusker, AIA, LEED, AP, Senior Associate, DSK Architects and Planners

Mont Vernon Fire Chief Comments from 10/3/22 and Building Inspector Comments from 10/4/22:

Building Inspector Comments:

- *First review upon plans would be in regard to newly adopted town wetland ordinance. These plans show a wetlands impact of over 9000 sq ft and no drawings depicting wetland buffer/no-disturb area or state regulations pertaining to impact of wetlands.*

- *The driveway and parking areas that impact the existing wetlands received New Hampshire Department of Environmental Services land use permit in 2019 (Wetlands and Non-Site-Specific Permit 2019-03896, Alteration of Terrain Permit AoT-1795 and Approval for Construction of Individual Sewage Disposal System ISDS eCA2020042412). The Mont Vernon Conservation Commission reviewed the project in 2019 and had raised no concerns. The Mont Vernon Library Trustees understand that these existing permits grandfather the driveway/ parking design under the Mont Vernon wetland ordinance in place in 2019.*

The Mont Vernon Planning Board confirmed during their 10/11/2022 meeting that the wetlands ordinance adopted in 2022 does not apply to municipal projects.

and provided input during the permitting process.

- *Questioning why in children's room area, not utilizing double egress doors as this room has larger square footage than program room and concern would be on occupancy load in that room*
 - *Per drawing G003 occupant load is calculated per IBC 2018 table 1004.5. The Children's Room #103 includes fixed library shelving, staff desk space, as well as flexible furniture and open floor space therefore the occupant load factor was determined from table 1004.5 to be Library- Reading Room space with occupant load factor of 50 net SF per person. The Children's Room is ~1,250 SF resulting in a 25-person load. A space with an occupant load of 25 people only requires one means of egress the proposed design includes two means with a total of 108" clear between these two egresses. Based on 1005.3.2: 108" of egress can accommodate 540 persons, significantly more than the anticipated load of the Children's Room. The Program Room #117 has a much higher occupant load at 150 persons given that it is calculated as Assembly without fixed seats- Concentrated 7 net SF per person. However, the double door width into the Program Room is not required for egress capacity it has been included for ease of moving furniture in and out of the room.*
- *Would need engineered stamped drawings for entire roof system(s) and the beams supporting it. (drawings seem to have undersized beams between south section and flat roof)*
 - *Permit drawings will include complete set of documents including structural drawings designed and stamped by a NH licensed profession engineer.*

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- *Roof design/ structure: Two concerns on design would be as to why on gable roof on north section is not an equally pitched roof. Also noting that flat roof poses issues of ice dams and snow build up which could be a continuing maintenance and safety issue.*

- The proposed roof design responds to community requests for specific aesthetics and a "place of significance" while reducing the overall amount of roof square footage given large open plan requirements for a library program. Additionally, concealed attic spaces are minimized with proposed roof design. The north gabled volume has been revised to be an equal 6:12 pitched gable. The flat roof section includes three roof drains with roof surface pitched to drains. Additionally, roofs will be detailed to construct a continuous water barrier from flat roof up onto the eaves and pitched gables. All roofs are structured based on code regulations to support snow and drifting loads in the NH region. Snow guards will be included at eaves as appropriate for safety and management of snow.
- Solar panel array is being considered for the south side of the north gabled roof.

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Fire Chief Comments:

- *Requirement for Fire Protection & Back-up Generator*
 - Since the building is less than 12,000 SF and the occupant load is less than 300, neither a sprinkler system nor fire alarm system is required (IBC 903.2.1.3 & 907.2.1, NFPA 12.3.5.2). The only required fire protection system are portable fire extinguishers (IBC 906.1).
 - Construction Type VB (combustible, unprotected) with Use Group A-3 (Library) allows for a 1 story building that is 100% open (Frontage Increase) to be up to 10,500 SF and 40 ft in height. The proposed library falls well within these thresholds being ~8,350 SF including covered porch and ~33 ft high including cupolas.
 - Proposed design includes a propane back-up generator on the west side of the building with underground propane storage tank near access drive.
 - Library Building Committee has elected to voluntarily include a full-coverage fire alarm system with smoke detectors, notification devices, pull station, central alarm panel and call-out directly to fire department. Rate of rise heat detectors are provided in the kitchen and janitor's closet per NFPA 72.
- *Fire Department Access around building*
 - Building has public way access and is 100% open on all sides (minimum of 20' to adjacent structures per IBC 2018 506.3). Hardscape pathways/ patios are provided around more than 75% of the building perimeter. The main entrance can be directly accessed by fire truck off of the proposed driveway/ public way.
- *Requirement for Egress Doors*

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- The calculated occupant load is 257 persons. The required number of exits for this load is two. The proposed design provides four exits. The maximum exit access travel distance must be less than 200 feet- all portions of the building are within the required travel distance.
- Exterior door to mechanical room well
- The interior door was ~~selected~~ selected for ease of security, access for staff and maintenance during snowy conditions. We will investigate adding an additional door to the exterior.
- Hardie Plank siding its
 - Fiber cement siding is proposed for its durability, resistance to rot, and longevity. This product has become the industry standard and comes with a 30-year warranty and typically lasts up to 50 years. Proper detailing and installation are required and include specification of compatible substrates and sealant material as well as providing a drainage plane behind the siding.
- Fluorescent vs LED
 - All specified light fixtures are LED.
- Heating system
 - Electric heat pump system was selected after review of several options with the Library Building Committee. This system offers multiple heat pumps, fan-coil units and energy recovery ventilators to create a flexible and easy to maintain system that provides some redundancy within the budget for the project. With the addition of a rooftop solar array the building could meet most of its electrical needs on-site and only rely on fossil fuel (propane) use for the back-up generator.